

STATE OF MARYLAND
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
301 West Preston Street
Baltimore, Maryland 21201

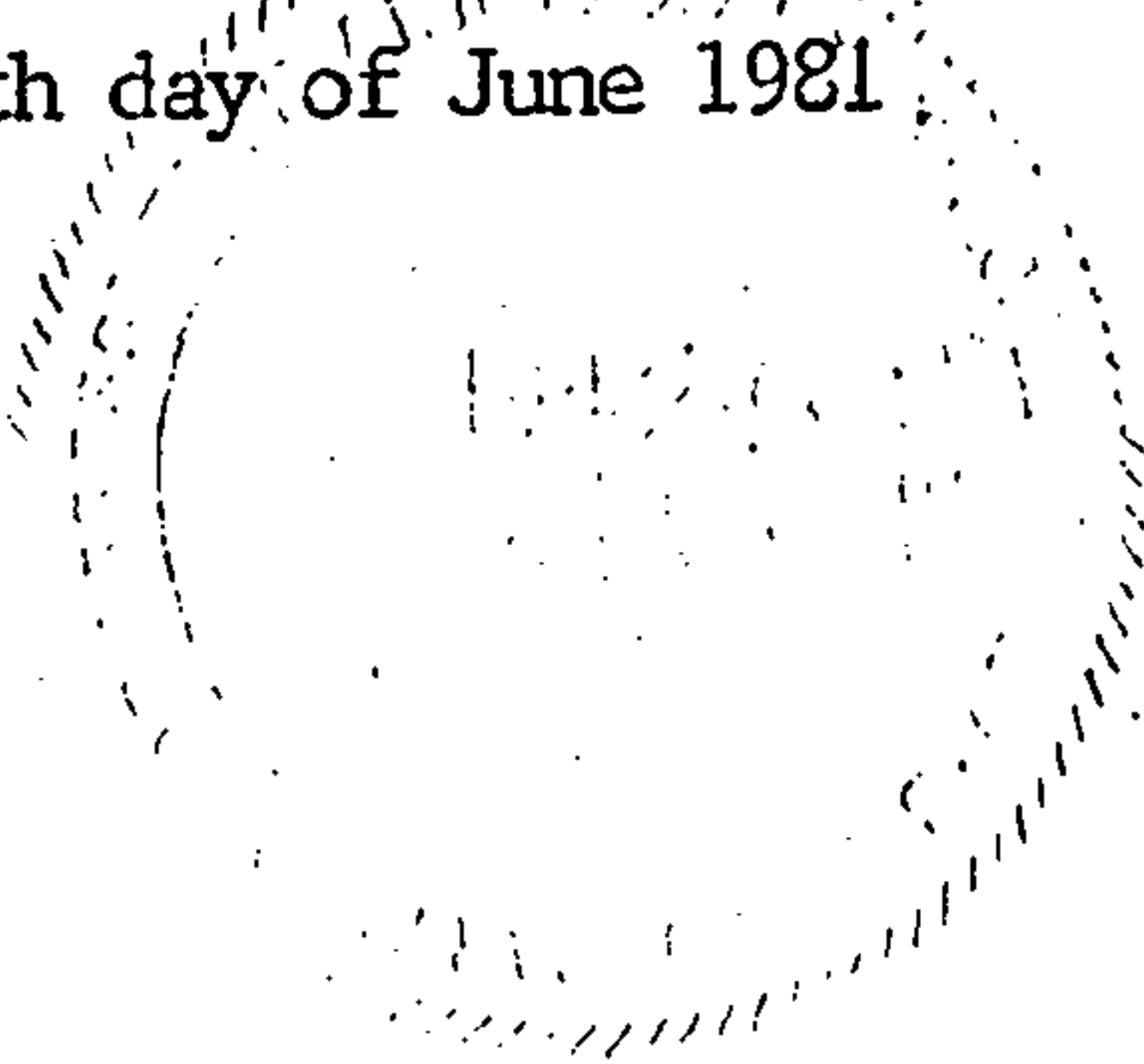
Nº 4756

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND

I, William J. Simmons of the State Department of Assessments and Taxation of the State of Maryland, do hereby certify that said Department, by the Laws of said State, is the custodian of the records of this State, relating to the forfeiture or suspension of corporate charters, or the right of corporations to transact business in this State; and I am the proper officer to execute this certificate.

I FURTHER CERTIFY that according to the records of this Department MUTUAL LAND AND IMPROVEMENT COMPANY OF BALTIMORE CITY is not a corporation incorporated under the Laws of the State of Maryland nor is it a foreign corporation qualified or registered to transact business in this State. We show no record of the above name ever being incorporated in Maryland.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the State Department of Assessments and Taxation of Maryland at Baltimore this 5th day of June 1981



William J. Simmons

William J. Simmons
Corporate Administrator

Exhibit L